

Middle East Central

Middle East Central is generally bounded by the Ford Freeway (I-94) to the north, Gratiot to the south, Mt. Elliott to the east, and the Chrysler Freeway (I-375) to the west. The Eastern Market is in the area's southwest corner.

During the past decade, Middle East Central lost almost thirty percent of its population, far exceeding the citywide average. Vacant housing units and vacant land are at levels above the citywide average, creating considerable opportunity for reinvestment. Almost seventy percent of the housing units are renter occupied.

□ Neighborhoods and Housing

Issue: There is multi-family housing south of Forest, along the Chrysler Freeway. Vacant lots and a declining housing stock characterize the residential area east of St. Aubin.

GOAL 1: Rebuild neighborhoods

Policy 1.1: East of St. Aubin, demolish vacant and/or dangerous structures and encourage large-scale infill residential development with a mix of affordable and market rate housing.

GOAL 2: Increase residential density

Policy 2.1: Develop Gratiot with mixed-use development including high-density residential.

□ Retail and Local Services

Issue: Although it includes many vacant and underutilized sites, Gratiot is the area's most stable commercial thoroughfare. The Eastern Market, in the southwest corner, provides both wholesale and retail meats and produce. Much of the Chene commercial thoroughfare is vacant.

GOAL 3: Increase the vitality of commercial thoroughfares

Policy 3.1: Encourage high-density mixed-used development along Gratiot.

GOAL 4: Increase the vitality of neighborhood commercial areas

Policy 4.1: In conjunction with residential redevelopment, develop neighborhood commercial nodes along Chene, with a compatible mix of locally serving, small-scale businesses and medium density residential uses.

Policy 4.2: Redevelop the corner of Chene and Ferry as a community-scale shopping center with locally serving businesses and retail.

GOAL 5: Reinforce the Eastern Market as a regional attraction for retail and wholesale meats and produce

Policy 5.1: Enhance the character and image of the Eastern Market Area with signage, landscaping and façade improvements.

Policy 5.2: Encourage more efficient handling of goods within the Eastern Market area through signage and designated areas for truck parking and loading.

□ **Industrial Centers**

Issues: This area includes many under-utilized industrial sites. Small-scale industrial sites are scattered throughout the area west of St. Aubin, often conflicting with residential areas.

GOAL 6: Increase the viability of industrial areas

Policy 6.1: West of St. Aubin, expand industrial areas into marginal residential pockets.

Policy 6.2: Encourage relocation of industries in conflict with residential areas to sites west of St. Aubin.

GOAL 7: Reduce conflicts between industrial and residential areas

Policy 7.1: Establish and enforce designated truck routes to and from the Ford and Chrysler Freeways.

Policy 7.2: Buffer the negative impacts of industrial land uses upon residential areas east of St. Aubin.

❑ **Parks, Recreation and Open Space**

Issues: There are few well maintained green spaces or recreational areas for neighborhood residents.

GOAL 8: Increase open space and recreational opportunities

Policy 8.1: North of Gratiot and east of St. Aubin, strategically acquire property to be utilized for the development of neighborhood parks or play lots to accommodate the additional demands due to residential growth.

GOAL 9: Increase access to open space and recreational areas

Policy 9.1: Develop a greenway along Chene (former Bloody Creek), connecting residential areas to the riverfront, commercial corridors and recreational areas.

❑ **Environment and Energy**

Issue: The area is the site of various food processing industries. Many of the facilities are pollution sources impacting adjacent residential areas.

GOAL 10: Improve environmental quality

Policy 10.1: Attract industries that emphasize pollution minimizing technology and research.

Policy 10.2: Concentrate environmental cleanup and enforcement along the St. Aubin corridor to maximize development potential and minimize pollution.

2000 Census - Demographic Profile



Neighborhood

Middle East Central

Total Population

8,928

1990 Population

12,572

1990 to 2000 Change

-3,644

Percent Change

-28.99%

Race

White Only

775

8.68%

Black or African American
Only

7,880

88.26%

American Indian and Alaska
Native Only

14

0.16%

Asian Only

51

0.57%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

49

0.55%

Two or More Races

159

1.78%

Hispanic Origin

Hispanic Origin (Any Race)

143

1.60%

1990 Hispanic Origin

87

1990 to 2000 Change

56

Percent Change

64.37%

Gender

Male

4,184

46.86%

Female

4,744

53.14%

Educational Attainment

Population 25 or older

5,063

56.71%

HS Graduate or Higher

2,627

51.89%

Assoc. Degree or Higher

369

7.29%

Age

Youth Population
(Under 18 Years Old)

2,988

33.47%

1990 Youth Population

4,054

1990 to 2000 Change

-1,066

Percent Change

-26.30%

0 to 4 Years Old

716

8.02%

5 to 10 Years Old

1,121

12.56%

11 to 13 Years Old

434

4.86%

14 to 17 Years Old

717

8.03%

18 to 24 Years Old

877

9.82%

25 to 44 Years Old

2,313

25.91%

45 to 64 Years Old

1,551

17.37%

65 Years Old and Older

1,199

13.43%

Households

Households

3,060

Average Household Size

2.74

Population in Group Quarters

552

6.18%

Population in Households

8,376

Family Households

1,856

60.65%

Married Couple Family

428

23.06%

Female Householder Family

1,178

63.47%

One Person Households

1,028

33.59%

Housing Units

Housing Units

3,806

1990 Housing Units

4,888

1990 to 2000 Change

-1,082

Percent Change

-22.14%

Vacant Housing Units

732

19.23%

Occupied Housing Units

3,074

80.77%

Owner Occupied

1,018

33.12%

Renter Occupied

2,056

66.88%

Housing Value

Owner Occupied Units

689

Less Than \$15,000

191

27.72%

\$15,000 to \$29,999

253

36.72%

\$30,000 to \$49,999

190

27.58%

\$50,000 to \$69,999

33

4.79%

\$70,000 to \$99,999

6

0.87%

\$100,000 to \$199,999

16

2.32%

\$200,000 or More

0

0.00%

Household Income

Less Than \$10,000

1,119

36.57%

\$10,000 to \$14,999

219

7.16%

\$15,000 to \$24,999

756

24.71%

\$25,000 to \$34,999

330

10.78%

\$35,000 to \$49,999

243

7.94%

\$50,000 to \$74,999

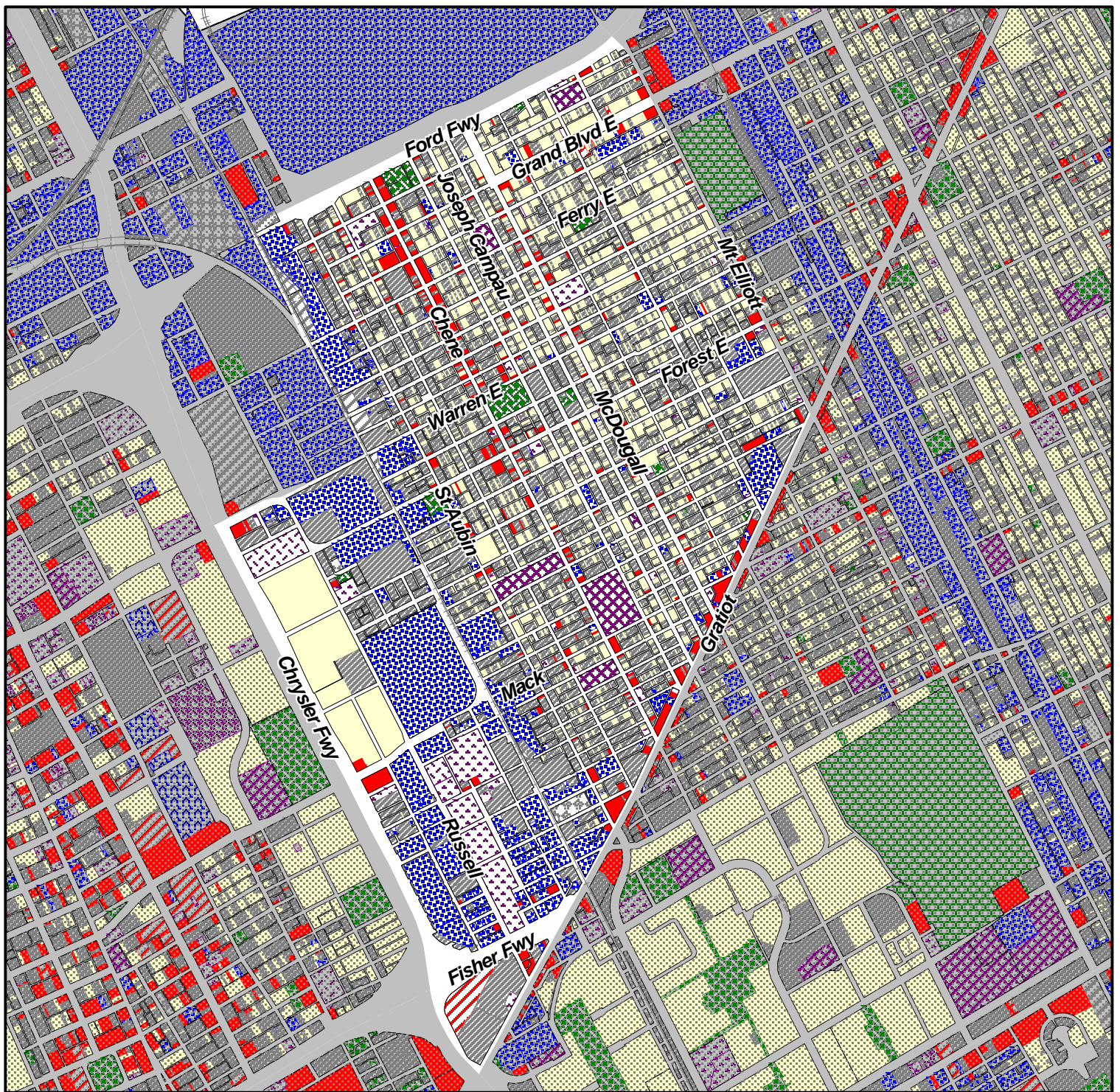
172

5.62%

\$75,000 or More

221

7.22%



Map 4-6A

City of Detroit
Master Plan of
Policies

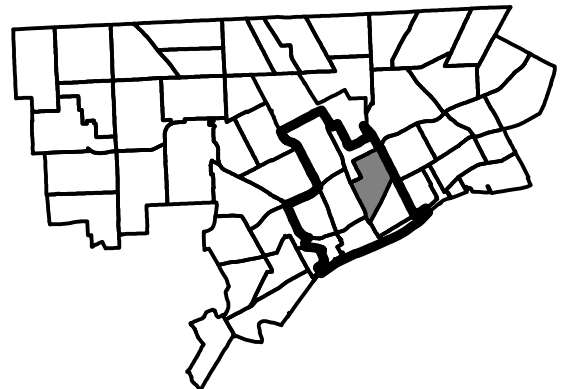
Neighborhood Cluster 4 Middle East Central

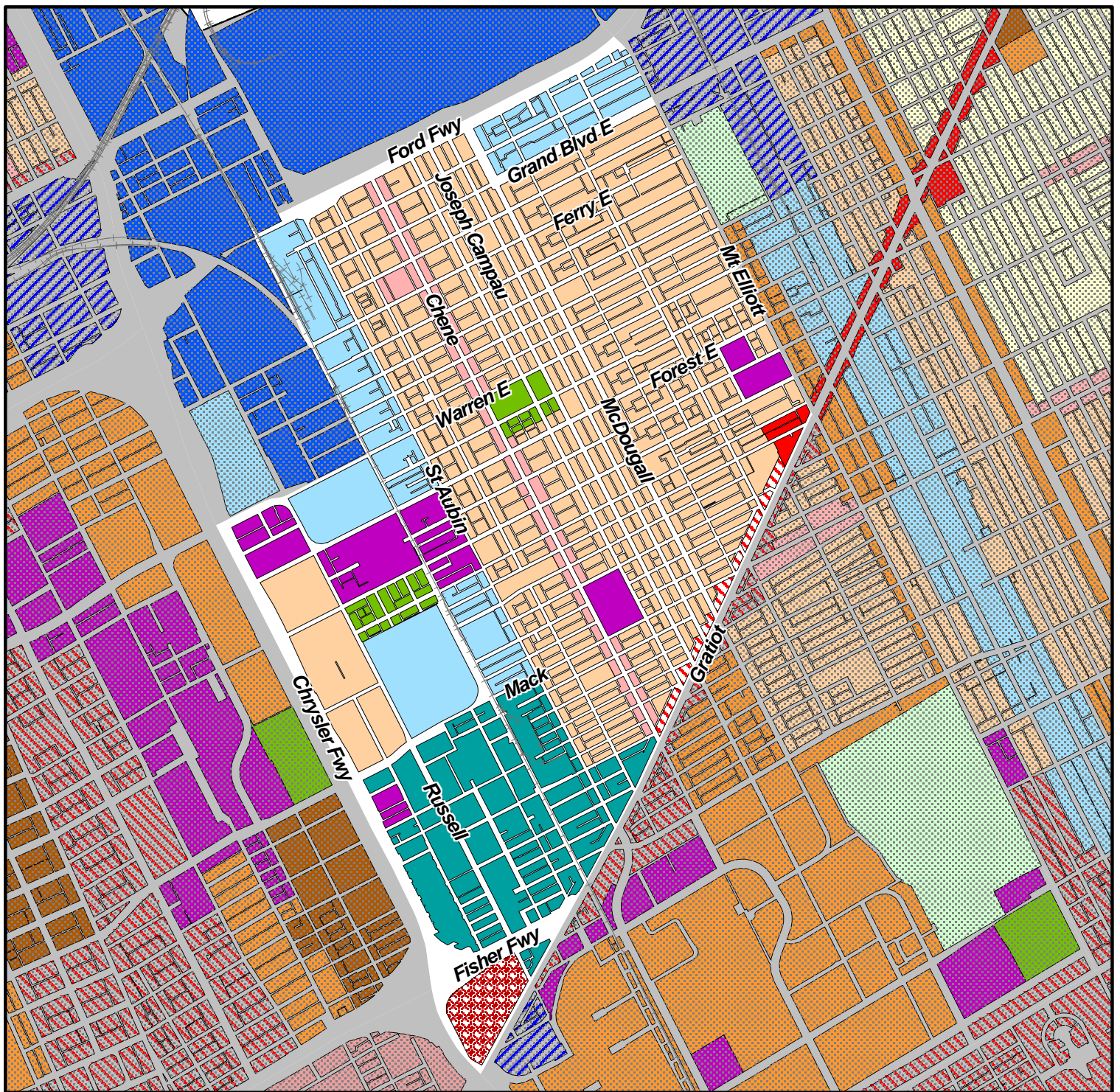


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 4-6B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Middle East Central



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

